

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0102	Your Ref:	P/2019/0102
Date:	20 August 2019		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2679 5201 Land North East of Pen y Nant, Church Road, Mlnera

Development: Construction of new vehicular access track to include dropped kerb and 1 no. 3 metre steel gate

I refer to your revised consultation in respect of the above.

The site is located on a classified highway subject to a 30mph speed limit for which Welsh government guidance recommends visibility splays measuring 2.0 x 43m in both directions.

Visibility at the proposed access is below Welsh Government guidelines and I would therefore normally recommend that the application is refused.

However by providing the access it will reduce use of the existing more hazardous access on the bend 40m to the north. It is understood that the proposed access is likely to be used less than once a month.

Given that the access lies within a Conservation Area any future use of the access can be strictly controlled through the planning process.

The submitted plans do not show a turning area within the site; a condition should be attached to any permission to ensure that vehicles are able to leave the site in a forward direction.

I therefore recommend that any permission include the following conditions

CONDITIONS

ZJ13 DROPPED KERB VEHICULAR ACCESS

026R

E05NA

The vehicular access(es) hereby approved shall take the form of a dropped vehicular crossing.

ZJ24 (PRE-COMMENCEMENT) TURNING AREA/MANOEUVRING TO BE KEPT CLEAR

035R No part of the development shall commence until further details of the proposed vehicular turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the turning of vehicles at all times.

ZJ46 NO PRIVATE SURFACE WATER RUN OFF

026R No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

NOTES

E05NA FOOTWAY CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerblin and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729696.

peter doothwaite

PM

Service Manager Environment